

MINUTES OF THE MEETING OF DEDDINGTON PARISH COUNCIL HELD ON 8TH AUGUST, 1984

Present: Councillor Mrs. Robinson (Chairman), Councillors Fenemore, Gardner, Garrett, Hayward, Mackenzie, Stevens, Ward and Webber.

Apologies for absence were submitted on behalf of Councillors Mrs. Cheeseman, Garvey, George and O'Neill and the Clerk.

1. Minutes of the Meeting of the Council held on 25th July, 1984, which had been previously circulated, were confirmed as a true record, with the exception of the words "the village" being substituted for "a future meeting of the Council" in Minute 3, and signed by the Chairman.
2. RESOLVED that owing to the confidential nature of the next item, the press and public be excluded, with the exception of Messrs. Broadbent, Forsyth and Rose.
3. Windmill Community Centre Consideration was given to the fifth report of the financial working group and a summary of the present financial position, both of which had been previously circulated, and copies of which are filed in the Minute Book. The financial statement showed that, thanks to a contribution from the British Broadcasting Corporation of £4500 and a grant from the District Council of £3625, the estimate of income and expenditure balanced at £17000. After some discussion, centred mainly on clarification of financial detail, RESOLVED that
  - (a) the Council proceed and exchange contracts for
    - (i) the sale of land to Rockwell Development Limited on the one side against the provision of the new hall on the other side;
    - (ii) the purchase of pieces of land from the County Council and Mr, Brian Bond;
  - (b) the Chairman and Councillor Garrett be authorised to sign the contracts.
  - (c) a factual statement be issued to the press at the time the contracts are exchanged.
  - (d) an estimate be obtained from Southern Electricity for the provision of a new street lamp at the junction with Hempton Road.
4. RESOLVED that the press and public be re-admitted.
5. Planning application No objection was made to the erection of a chimney on an existing rear extension (retrospective) at 4 County View, Clifton.

The Meeting closed at 8.30 p.m.

*Mary Robinson*  
Chairman

## WINDMILL COMMUNITY CENTRE

### Financial Working Group 5th REPORT

The Parish Council will be pleased to hear that negotiations with Rockwell Developments Ltd. and other parties involved in the Windmill Centre Development have gone satisfactorily. The overall situation is as follows:-

- a. Windmill Centre plans have been modified on advice of the Cherwell District Council to meet planning and building regulations. They have a high probability of approval.
- b. Rockwell have agreed to carry out building work to the modified plans at no significant additional cost to that previously agreed.
- c. A draft contract for the sale of the land has been drawn up between solicitors and will be ready for signature week beginning the 13th August.
- d. The Building Contract will also be ready for signature week beginning the 13th August. Mr. B. Bond has been nominated as the Supervising Architect. A fee has been agreed.
- e. The Oxfordshire County Council are prepared to sell the Parish Council the land adjacent to the Playgroup for £150 and require us to erect a fence on the access road side of the Playgroup footpath. This will provide contra-flow vehicle access as required by Cherwell District Council.
- f. Mr. Bond has agreed to sell the Parish Council the concreted area to the West of the proposed access road for £500 and require us to erect a fence. This has provided a saving in car park layout which offset some of the increased costs incurred by necessary modifications to the building plans.
- g. The Football Club have come to a suitable agreement to lease additional land to allow for the extension of the football pitch to the South. Perimeter fence will need to be erected by the Football Club/Windmill Centre.
- h. A statement of Income and Expenditure for that element of the Centre not covered by Rockwell Developments Ltd.'s offer is attached. The Parish Council will note that the BBC payments and Cherwell District Council grant are new items which have been a welcome and surprise addition to the building fund.

WINDMILL COMMUNITY CENTRE

Present Financial Position

Income

Source	Amount	Availability
British Broadcasting Corporation	£ 4500	August 1984 ?
Cherwell District Council - see note	3625 max	In stages
Pavilion Fund - Parish Council	3875	December 1984 ?
Sports Council	5000	In stages
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	£17000	

The Cherwell District Council grant is for 25% of the cost or £3625, whichever is the lower amount and is made up as follows:-

Acquisition of land	£ 750
Erection of new buildings	9100
Professional fees and expenses	4650
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	£14500
	25% £ 3625
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Expenditure

Work	Amount	To be paid
Architect's fees - advance	£ 1050	Already paid
Planning application fees	170	September 1984
Building Regulation fees	800	October 1984
Surveyor's fees	650	October 1984
Architect's fees - balance	2000	October 1984
Oxfordshire County Council - land acquisition	200	December, 1984
Mr. Bond - land acquisition	600	December 1984
Fencing	400	December 1984
Supervising architect	1500	Stages ?
Rockwell Construction - as March 1984 statement	6120	Stages ?
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	£13490	
Finishings - allow	3510	
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	£17000	

A new street light will be needed in Hempton Road at the junction with the entrance to the Centre but this will presumably be funded by the Parish Council.

26th July 1984

*Ran Gordon*